018.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,600 / 845,600
					USE VALUE:	845,600 / 845,600
					ASSESSED:	845,600 / 845,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SRIKRISHNA SNEHAL &
Owner 2:	VAIDYANATHAN MAITHRIE
Owner 3:	
Street 1:	143 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SRIKRISHNA SNEHAL -
Owner 2:	-
Street 1:	143 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,837 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6837.000	395,500		450,100	845,600
Total Card	0.157	395,500		450,100	845,600
Total Parcel	0.157	395,500		450,100	845,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.94 | /Parcel: 538.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12649
GIS Ref	
GIS Ref	
Insp Date	04/04/18

!1512!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	395,600	0	6,837.	450,100	845,700	845,700	Year End Roll	12/18/2019
2019	101	FV	283,600	0	6,837.	478,200	761,800	761,800	Year End Roll	1/3/2019
2018	101	FV	282,000	0	6,837.	348,800	630,800	630,800	Year End Roll	12/20/2017
2017	101	FV	282,000	0	6,837.	303,800	585,800	585,800	Year End Roll	1/3/2017
2016	101	FV	269,100	0	6,837.	258,800	527,900	527,900	Year End	1/4/2016
2015	101	FV	258,700	0	6,837.	253,200	511,900	511,900	Year End Roll	12/11/2014
2014	101	FV	258,700	0	6,837.	208,200	466,900	466,900	Year End Roll	12/16/2013
2013	101	FV	245,700	0	6,837.	198,000	443,700	443,700		12/13/2012

PRINT

Date	Time
12/10/20	17:05:43

LAST REV

Date	Time
08/20/19	13:46:28
danam	
1512	

USER DEFINED

Prior Id # 1:	12649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SRIKRISHNA SNEH	1494-112		8/9/2016	Convenience	10	No	No		
CANFIELD ANNE,	1492-21		6/27/2016		745,000	No	No		
JOHNSON CHARLES	1427-12		11/26/2012		559,600	No	No		
JOHNSON CHARLES	1095-61		5/19/1992		1	No	No		Hrant Johnson dod 7/15/2012

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2019	535	Insulate	4,800	C				
9/26/2016	1170	Solar Pa	2,000					
5/15/2014	454	Siding	24,465					
2/28/2013	266	Redo Bat	21,500	C				
12/28/2012	1693	Inter Fi	6,000					
5/16/1994	200	Manual	17,800					WINDOWS/SIDING/ROO

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	Inspected	BS	Barbara S
3/6/2018	MEAS&NOTICE	BS	Barbara S
8/7/2017	SQ Returned	EMK	Ellen K
6/18/2014	External Ins	PC	PHIL C
6/10/2013	Measured	JBS	JOHN S
5/23/2013	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	MM	Mary M
2/7/2009	Meas/Inspect	197	PATRIOT
9/29/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6837		Sq. Ft.	Site		0	80.	0.82	1			Med. Tr	-10					450,082						450,100	

Total AC/HA:	0.15696	Total SF/SM:	6837	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	450,082	Spl Credit		Total:	450,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CHARCOAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31921601
Const Adj.:	0.98990101
Adj $ / SQ:	176.296
Other Features:	83551
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443391
Depreciation:	47886
Depreciated Total:	395505

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

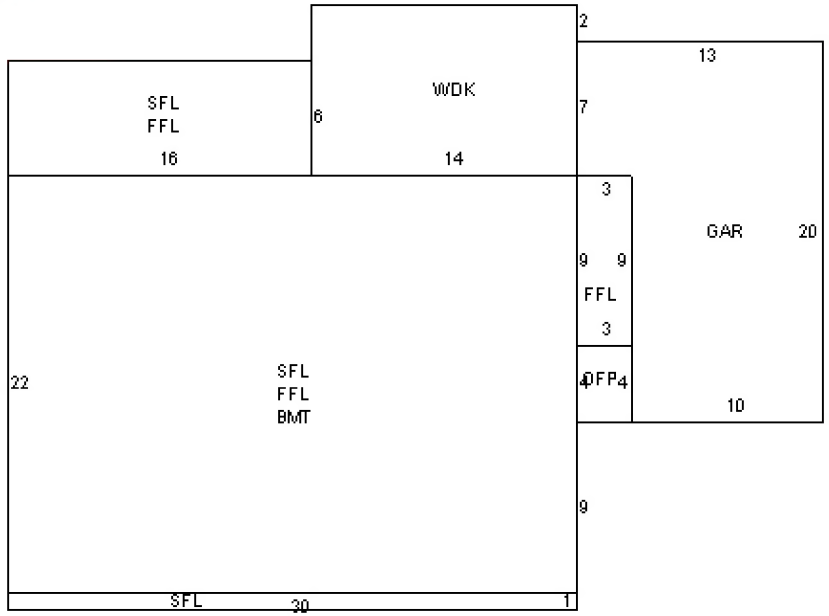
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.93
Special Features:	0	Val/Su Net:	152.82
Final Total:	395500	Val/Su SzAd	252.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	786	176.300	138,568
FFL	First Floor	783	176.300	138,039
BMT	Basement	660	52.890	34,907
GAR	Garage	221	26.050	5,756
WDK	Deck	126	13.800	1,738
OFP	Open Porch	12	43.560	523

Net Sketched Area:	2,588			Total:	319,531
Size Ad	1569	Gross Are	2588	FinArea	1569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc